

To: **Mayor and City Council**
From: **Ryan Schroeder, City Manager**
Date: **January 27, 2020**

Approve City Hall Change Order #1

BACKGROUND INFORMATION:

On September 23, 2019, Council authorized proceeding on the final phase of the four-year City Hall remodel project with a projected cost impact of \$1.1 MM. On November 12, 2019, Council approved a contract with Parkos Construction to remodel the City Hall police facilities and adjacent spaces for \$752,600. Since commencement of construction, as is common in remodel projects, facilities and systems issues have been revealed requiring correction, which become change orders to the standing contract. The detail of these change orders is enclosed. One of these was elective. The change to wallboard and door hardware at \$343 improves the existing condition but could be argued as not of absolute necessity. All of the remaining corrections were unavoidable and were discoverable only after removal of floor/wall/ceiling. The largest category is for waste piping at a cost of \$24,819 mostly under the floor, which had severe corrosion requiring replacement. There are four items that relate to abatement of hazards totaling \$16,384. The final correction is replacement of the main line water valve, which was not operable, for \$1,119. Approval of the change order increases the Parkos Construction contract to \$795,265.

In addition to the construction contract, we have been projecting FFE costs of \$152,000 and professional fees and testing may be another \$80,000.

FISCAL IMPACT: \$42,665

		Amount
Fund:		\$42,665
Department:		
Account:		

STAFF RECOMMENDATION:

Approval of City Hall Change Order #1

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